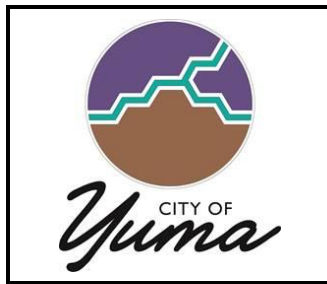


Notice of Public Hearing of the Planning & Zoning Commission of the City of Yuma

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Planning & Zoning Commission of the City of Yuma and to the general public that the Planning & Zoning Commission will hold a hearing open to the public on December 12, 2016, at 4:30 p.m. at the City of Yuma Council Chambers, One City Plaza, Yuma, AZ.



Summary

Planning and Zoning Commission Meeting City Hall Council Chambers One City Plaza

Monday, December 12, 2016, 4:30 p.m.

CALL TO ORDER **4:30 PM**

CONSENT CALENDAR — All items listed under the consent calendar will be approved by one motion. There will be no separate discussion of these items unless the Commission or a member of the audience wishes to speak about an item.

APPROVAL OF MINUTES

APPROVED

November 28, 2016 (4 of 7 required: Hamel, Abplanalp, Hamersley, Koopmann, Lund, Pruitt, Sorenson)

WITHDRAWALS BY APPLICANT

None

TIME EXTENSIONS

None

CONTINUANCES

None

APPROVALS

None

PUBLIC HEARINGS — The Planning & Zoning Commission will be considering a vote or action on the following cases. Any vote or action will be considered separately for each case.

1. **SUBD-15710-2016:** This is a request by Dahl, Robins and Associates, on behalf of Trail Estates Development LLC, for approval of the Final Plat for Trail Estates #6 Subdivision. This subdivision will contain approximately 35.33 acres and is proposed to be divided into 170 residential lots, ranging in size from approximately 6,005 square feet to 9,459 square feet. The property is located at the southeast corner of 36th Street and Avenue 8 ½ E, Yuma, AZ. (Continued from the meeting of November 28, 2016)

CONTINUED TO THE
MEETING OF JAN 9, 2017

2. **CUP-15770-2016:** This is a request by Shepherd Okamura, on behalf of Lone Ram LLC, for a Conditional Use Permit to allow a commercial use, fitness classes, in the Light Industrial (L-I) District. The property is located at 4392 East 31st Place, Yuma, AZ.

APPROVED

INFORMATION ITEMS

1. STAFF
2. COMMISSION
3. PUBLIC — Members of the public may address the Planning and Zoning Commission on matters that are not listed on the Commission agenda. The Planning & Zoning Commission cannot discuss or take legal action on any matter raised unless it is properly noticed for discussion and legal action. At the conclusion of the call to the public, individual members of the Commission may respond to criticism made by those who have addressed the Commission, may ask staff to review a matter or may ask that a matter be placed on a future agenda. All Planning & Zoning Commission meetings are recorded.

ADJOURN 4:53 PM

As a part of the public hearing process, the City Planning & Zoning Commission is authorized to consider appropriate alternate Zoning Districts, which are no more intensive in development activity than the requested Zoning District. Additionally, the Commission is authorized to supplement requested rezoning actions with the Aesthetic Overlay (AO) District and/or the Public Designation (P) District as may be deemed appropriate. In accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, the City of Yuma does not discriminate on the basis of disability in the admission of or access to, or treatment or employment in, its programs, activities, or services. For information regarding rights and provisions of the ADA or Section 504, or to request reasonable accommodations for participation in City programs, activities, or services contact: ADA/Section 504 Coordinator, City of Yuma Human Resources Division, One City Plaza, Yuma, AZ 85364; (928) 373-5125 or TTY (928) 373-5149.